EASEBROADWAY SHOPPING CENTER1240 BROADWAY, CHULA VISTA, CALFORNIA, 91911







FOR LEASE ±154,195 SF SHOPPING CENTER **Drive-Thru Opportunity Available Property Highlights**

- Target Anchored Center
- Excellent Traffic Counts: Over 60.000 vehicles per day at the intersection of Broadway and Palomar St.
- East of Interstate 5, easy access from all parts of Chula Vista and South San Diego County
- Trolley station west of center adding continuous travelers

Location

• SWC Broadway & Palomar St., Chula Vista, CA 91911

Traffic Counts

- Broadway: 25,250 ADT
- Palomar St.: 38.057 ADT

Demographics	1 MILE	3 MILES	5 MILES
Pop (2021)	26,504	198,826	357,139
AHH Income	\$59,882	\$72,531	\$81,407
Daytime Pop.	11,264	44,221	89,845

WELLS

Tenants In Area O TARGET



1000 Aviara Parkway, Suite 100 Carlsbad, CA 92011

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FOR

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Availabilities & Site Plan

<u>SUITE</u>	TENANT	<u>SF</u>
1240	Target	130,603
1242	Michaels	18,168
1232	Wells Fargo	5,424
	AVAILABLE	
	DRIVE THRU PAD	



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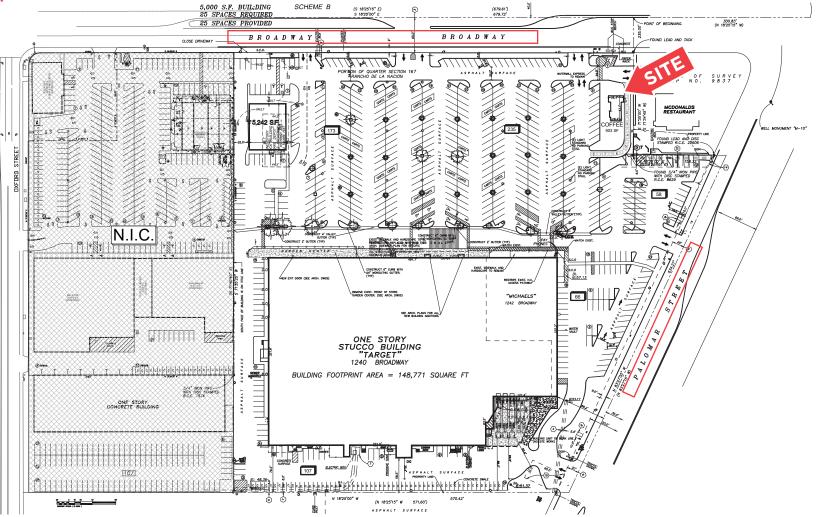
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Site Plan



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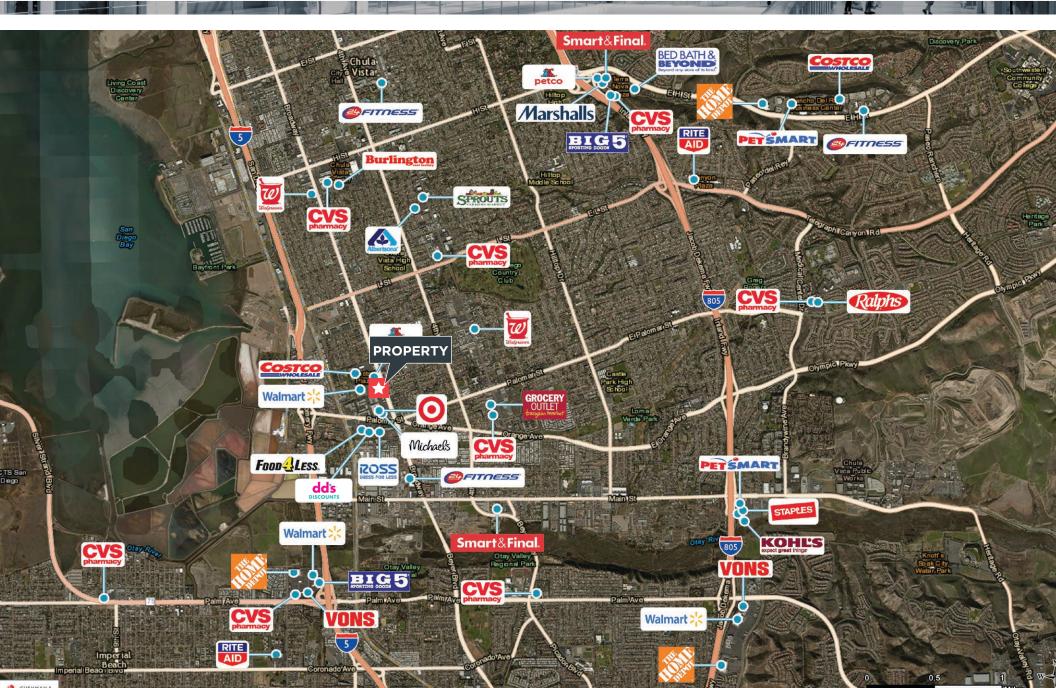
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E LEASE

BROADWAY SHOPPING CENTER 1240 BROADWAY, CHULA VISTA, CALFORNIA, 91911



Demographics

	y, Chula Vista, Ci	alifornia, 91911				ared by Es
Ring: 1 mile ra	idius					e: 32.6045
					Longitude:	-117.0810
Summary	Cer	nsus 2010		2021		2026
Population		24,902		26,504		27,123
Households		8,131		8,487		8,639
Families		5,978		6,236		6,367
Average Household Size		3.05		3.11		3.13
Owner Occupied Housing Units		2,537		2,620		2,696
Renter Occupied Housing Units		5,594		5,867		5,942
Median Age		31.7		33.1		34.3
rends: 2021-2026 Annual Rate		Area		State		National
Population		0.46%		0.52%		0.71%
Households		0.36%		0.50%		0.71%
Families		0.42%		0.49%		0.64%
Owner HHs		0.57%				
Median Household Income				0.51%		0.91%
Median Household Income		2.43%		2.52% 2021		2.41%
						2026
louseholds by Income			Number	Percent	Number	Percent
<\$15,000			1,061	12.5%	924	10.7%
\$15,000 - \$24,999			904	10.7%	803	9.3%
\$25,000 - \$34,999			1,035	12.2%	939	10.9%
\$35,000 - \$49,999			1,465	17.3%	1,363	15.8%
\$50,000 - \$74,999			1,646	19.4%	1,674	19.4%
\$75,000 - \$99,999			1,005	11.8%	1,174	13.6%
\$100,000 - \$149,999			1,015	12.0%	1,286	14.9%
\$150,000 - \$199,999			215	2.5%	292	3.4%
\$200,000+			139	1.6%	182	2.1%
Median Household Income			\$47,002		\$53,001	
Average Household Income			\$59,882		\$68,722	
Per Capita Income			\$18,919		\$21,598	
	Ce	nsus 2010		2021		2026
opulation by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,959	7.9%	1,930	7.3%	1,961	7.2%
5 - 9	1,821	7.3%	1,918	7.2%	1,884	6.9%
10 - 14	1,954	7.8%	1,852	7.0%	1,871	6.9%
15 - 19	2,245	9.0%	1,855	7.0%	1,729	6.4%
20 - 24	2,074	8.3%	2,089	7.9%	1,904	7.0%
25 - 34	3,509	14.1%	4,391	16.6%	4,521	16.7%
35 - 44	3,178	12.8%	3,389	12.8%	3,659	13.5%
45 - 54	3,073	12.3%	2,906	11.0%	2,990	11.0%
55 - 64	2,116	8.5%	2,738	10.3%	2,723	10.0%
65 - 74	1,477	5.9%	1,881	7.1%	2,178	8.0%
75 - 84		4.4%		4.2%		4.6%
	1,105 390	4.4%	1,111 445	4.2%	1,238	4.6%
85+		1.6% nsus 2010	445	2021	465	2026
and the second states			No. or a la sur		Maria In an	
ace and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	13,623	54.7%	14,132	53.3%	14,435	53.2%
Black Alone	1,080	4.3%	1,081	4.1%	1,056	3.9%
American Indian Alone	211	0.8%	210	0.8%	209	0.8%
Asian Alone	1,148	4.6%	1,256	4.7%	1,307	4.8%
Pacific Islander Alone	139	0.6%	140	0.5%	142	0.5%
Some Other Race Alone	7,570	30.4%	8,442	31.9%	8,695	32.1%
Two or More Races	1,131	4.5%	1,244	4.7%	1,279	4.7%
Hispanic Origin (Any Race)	19,427	78.0%	21,322	80.4%	22,145	81.6%

	way, Chula Vista, Ca	alifornia, 91911				ared by Es
Ring: 3 mile	radius					e: 32.6045
					Longitude:	-117.0810
Summary	Cer	1sus 2010		2021		2026
Population	Cei	191,830		198,826		202,540
Households		58,804		60,481		61,422
Families		45,010		46,261		47,065
Average Household Size		3.24		3.27		3.28
Owner Occupied Housing Units		27,269		28,208		28,718
Renter Occupied Housing Units		31,535		32,273		32,704
Median Age		33.4		34.6		36.2
Frends: 2021-2026 Annual Rate		Area		State		National
Population		0.37%		0.52%		0.71%
Households		0.31%		0.50%		0.71%
Families		0.35%		0.49%		0.64%
Owner HHs		0.36%		0.51%		0.91%
Median Household Income		2.56%		2.52%		2.41%
				2021		2026
louseholds by Income			Number	Percent	Number	Percent
<\$15,000			6,240	10.3%	5,383	8.8%
\$15,000 - \$24,999			5,143	8.5%	4,405	7.2%
\$25,000 - \$34,999			6,030	10.0%	5,350	8.7%
\$35,000 - \$49,999			8,768	14.5%	8,133	13.2%
\$50,000 - \$74,999			11,288	18.7%	11,150	18.2%
\$75,000 - \$99,999			8,295	13.7%	8,893	14.5%
\$100,000 - \$149,999			9,412	15.6%	11,214	18.3%
\$150,000 - \$199,999			3,473	5.7%	4,556	7.4%
\$200,000+			1,832	3.0%	2,338	3.8%
Median Household Income			\$56,826		\$64,488	
Average Household Income			\$72,531		\$82,977	
Per Capita Income			\$22,130		\$25,239	
	Cer	nsus 2010		2021		2026
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,423	7.0%	12,904	6.5%	13,184	6.5%
5 - 9	13,343	7.0%	13,056	6.6%	12,671	6.3%
10 - 14	14,661	7.6%	13,226	6.7%	13,281	6.6%
15 - 19	16,585	8.6%	13,370	6.7%	12,933	6.4%
20 - 24	15,589	8.1%	15,060	7.6%	13,614	6.7%
25 - 34	26,183	13.6%	33,124	16.7%	31,795	15.7%
35 - 44	24,773	12.9%		12.5%		14.3%
45 - 54		13.4%	24,804		28,872	
	25,690		22,485	11.3%	22,428	11.1%
55 - 64	18,728	9.8%	21,989	11.1%	21,449	10.6%
65 - 74	11,725	6.1%	16,379	8.2%	18,075	8.9%
75 - 84	8,167	4.3%	8,796	4.4%	10,339	5.1%
85+	2,963	1.5%	3,635	1.8%	3,897	1.9%
	Cer	nsus 2010		2021		2026
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	106,686	55.6%	107,194	53.9%	108,562	53.6%
Black Alone	7,259	3.8%	7,081	3.6%	6,895	3.4%
American Indian Alone	1,705	0.9%	1,649	0.8%	1,627	0.8%
Asian Alone	14,299	7.5%	15,354	7.7%	15,976	7.9%
Pacific Islander Alone	1,083	0.6%	1,043	0.5%	1,035	0.5%
Some Other Race Alone	50,595	26.4%	55,377	27.9%	56,975	28.1%
Two or More Races	10,204	5.3%	11,128	5.6%	11,470	5.7%
	122 615	60.10	140.070	72.10/	140.055	70 50
Hispanic Origin (Any Race)	132,615	69.1%	143,370	72.1%	148,956	73.5%

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Demographics

FOR

<\$15,000 \$15,000 \$24,999 \$25,000 \$24,999 \$35,000 \$49,999 \$50,000 \$49,999 \$100,000 \$199,999 \$100,000 \$199,999 \$200,000+ Median Household Income % Average Household Income \$ Per Capita Income \$ Per Capita Income \$ Per Capita Income \$ Per Capita Income \$ Per Capita Income \$ Population by Age Number \$ Per Capita Income \$ Population by Age \$ 0 - 4 5 - 9 24,067 7.0% 10 - 14 26,327 7.7% 15 - 19 29,722 8.8% 25 - 34 47,282 13.8% 25 - 34 47,282 13.8% 45 - 54 45,585 13.3% 45 - 54 45,585 13.3% 45 - 54 45,585 13.3% 45 - 54 45,585 13.3% 45 - 54 57,7% 57 - 64 57,7% 57 - 64 57 - 64 57,7% 57 - 64 57 - 64 57 - 64 57 - 74 57 - 64 57 - 64 57 - 74 57 - 64 57 -	2022 357,13 105,29 82,02 3,3 51,14 54,15 34,1 0,529 0,509 0,529 0,509 0,529 0,509 0,529 0,509 0,519 2,529 202 umber Percen 9,965 9,59 8,078 7,77	3 364, 5 107, 6 83, 1 5 2 52, 4 54, 5 80,07, 6 0.7, 6 0.6, 6 0.6, 6 0.5, 6 2,4 2 2,4 1 2,2 2 0,2,3 6 0.5,6 6 2,4 1 2,2 1 2,3 1 2,4 1 2,4 1 2,4 1 2,4 1 2,4 1 2,4 1 3,5,87
Population 342,444 Households 101,639 Families 79,186 Average Household Size 3.29 Owner Occupied Housing Units 48,998 Renter Occupied Housing Units 52,641 Median Age 32.7 Frends: 2021-2026 Annual Rate Area Population 0.39% Households 0.33% Families 0.37% Owner HHS 0.43% Median Household Income 3.12% Households by Income vestablds by Income vestage Household Income \$ \$50,000 - \$149,999 \$ \$150,000 - \$149,999 \$ \$200,000+ \$ Median Household Income \$ Average Household Income \$ Per Capita Income \$ 0	357,13 105,29 82,02 3,3 51,14 54,15 34,4 54,15 34,4 52 0,529 0,529 0,529 0,529 0,529 0,529 0,519 2,529 0,519 2,529 9,965 9,565 9,579	2 2 2 364, 5 107, 9 83, 1 32, 2 52, 4 54, 5 0.7, 6 0.7, 6 0.6, 6 0.6, 6 0.2,4 1 2 2 52,4 3 0.2,4 4 20,2 5 2,4 0 0.6 0 0.2,4 1 22,4 1 24,4 1 24,4 1 24,4 1 24,4 1 24,4 1 24,4 1 24,4 1 24,4 1 24,4 1 24,4 1 24,4 1 24,4 1 24,4 1 24,4
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Population 0.39% Households 0.33% Families 0.33% Owner HHs 0.43% Median Household Income 3.12% Households by Income	0.52% 0.50% 0.49% 0.51% 2.52% 2.52% 2.52% 2.52% 8,078 7.7%	6 0.7 6 0.7 6 0.6 6 2.4 1 22 1 24 1 8 1 10 1 10 1 10 1 10 1 10 1 10 1 10
Households 0.33% Families 0.37% Owner HHs 0.43% Median Household Income 3.12% touseholds by Income \$45,000 \$24,999 \$15,000 \$24,999 \$35,000 \$49,999 \$50,000 \$24,999 \$50,000 \$19,999 \$100,000 \$149,999 \$100,000 \$149,999 \$200,000+ \$ Median Household Income \$ Average Household Income \$ Per Capita Income \$ O - 4 23,822 7.0% 10 - 14 26,327 7.7% 10 - 14 26,327 7.7% 10 - 14 26,327 7.7% 20 - 24 30,226 8.8% 25 - 34 47,282 13.8% 35 - 44 45,585 13.3% 45 - 54 32,317 9.4% 55 - 64 32,317 9.4%	0.50% 0.49% 0.51% 2.52% 202: umber Percen 9,965 9.5% 8,078 7.7%	6 0.7 6 0.6 6 2.4 1 22 1 Number Perr 6 8,587 8
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\$150,000 - \$199,999 \$200,000+ Median Household Income \$ Per Capita Income \$ Population by Age Number Percent N 0 - 4 23,822 7.0% 5 - 9 24,067 7.0% 10 - 14 26,327 7.7% 15 - 19 29,722 8.7% 20 - 24 30,226 8.8% 25 - 34 47,282 13.8% 35 - 64 45,585 13.3% 45 - 54 45,585 13.3% 55 - 64 32,317 9.4% 65 - 74 19,464 5.7%	4,830 14.19	b 15,568 14
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Average Household Income s Per Capita Income Census 2010 Population by Age Number Percent 0 - 4 23,822 7.0% 5 - 9 24,067 7.0% 10 - 14 26,327 7.7% 20 - 24 30,226 8.8% 25 - 34 47,282 13.8% 35 - 44 45,585 13.3% 45 - 54 45,585 13.3% 55 - 64 32,317 9.4%	5,053 4.8%	6,506 6
Per Capita Income \$ Census 2010 Population by Age Number Percent N 0 - 4 23,822 7.0%	3,351	\$73,873
Census 2010 Population by Age Number Percent N 0 - 4 23,822 7.0% 5 5 - 9 24,067 7.0% 10 10 - 14 26,327 7.7% 12 15 - 19 29,722 8.7% 20 20 - 24 30,226 8.8% 35 35 - 44 45,548 13.3% 45 55 - 64 32,317 9.4% 65 65 - 74 19,464 5.7% 57.7%	31,407	\$93,351
Population by Age Number Percent N 0 - 4 23,822 7.0% 1 5 - 9 24,067 7.0% 1 10 - 14 26,327 7.7% 1 15 - 19 29,722 8.7% 1 20 - 24 30,226 8.8% 2 25 - 34 47,588 13.3% 1 45 - 54 45,585 13.3% 1 55 - 64 32,317 9.4% 6 65 - 74 19,464 5.7% 1	4,556	\$27,991
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	202	L 20
$\begin{array}{cccc} 5-9 & 24,067 & 7.0\% \\ 10-14 & 26,327 & 7.7\% \\ 15-19 & 29,722 & 8.7\% \\ 20-24 & 30,226 & 8.8\% \\ 25-34 & 47,282 & 13.8\% \\ 35-44 & 45,588 & 13.3\% \\ 45-54 & 45,588 & 13.3\% \\ 55-64 & 32,317 & 9.4\% \\ 65-74 & 19,464 & 5.7\% \end{array}$	umber Percen	t Number Pere
$\begin{array}{cccc} 5-9 & 24,067 & 7.0\% \\ 10-14 & 26,327 & 7.7\% \\ 15-19 & 29,722 & 8.7\% \\ 20-24 & 30,226 & 8.8\% \\ 25-34 & 47,282 & 13.8\% \\ 35-44 & 45,548 & 13.3\% \\ 45-54 & 45,585 & 13.3\% \\ 55-64 & 32,317 & 9.4\% \\ 65-74 & 19,464 & 5.7\% \end{array}$	3,059 6.5%	23,800 6
10 - 14 26,327 7.7% 15 - 19 29,722 8.7% 20 - 24 30,226 8.8% 25 - 34 47,282 13.8% 35 - 44 45,548 13.3% 45 - 54 45,585 13.3% 55 - 64 32,317 9.4% 65 - 74 19,464 5.7%	3,536 6.69	
$\begin{array}{cccc} 15 & 19 & 29,722 & 8.7\% \\ 20 & -24 & 30,226 & 8.8\% \\ 25 & -34 & 47,282 & 13.8\% \\ 35 & -44 & 45,548 & 13.3\% \\ 45 & -54 & 45,585 & 13.3\% \\ 55 & -64 & 32,317 & 9.4\% \\ 65 & -74 & 19,464 & 5.7\% \end{array}$	3,814 6.79	
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25 - 34 47,282 13.8% 35 - 44 45,548 13.3% 45 - 54 45,585 13.3% 55 - 64 32,317 9.4% 65 - 74 19,464 5.7%	9,010 8.19	
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55 - 64 32,317 9.4% 65 - 74 19,464 5.7%	0,643 11.49	
65 - 74 19,464 5.7%	8,723 10.89	
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	4,178 4.09	
	2,830 0.8%	,
Pacific Islander Alone 1,907 0.6%	2,830 0.89 8,662 10.89	
	2,830 0.8% 8,662 10.8% 1,844 0.5%	
Hispanic Origin (Any Race) 224,816 65.7% 2	2,830 0.89 8,662 10.89	6 253,103 69

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